

NOTICE OF GARDEN COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Garden County in Oshkosh, Nebraska, the following educational lands within said County:

DATE: November 21, 2013

TIME: 10:00 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until November 27, 2013, at 10:00 a.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
8	All (640 acres, more or less)	36-20-41	\$6,200.00	December 31, 2021

Predominant Land Use: Grassland

This tract is located 10 miles east of Rackett, NE.

Improvements to be sold include: 400 rods of fence, interior well parts, mill, pipe tower and bottomless tank.

Total Value: \$4,250.00

The stockwell is owned by the School Trust and all right, title and interest shall remain with the School Trust.

12	All (640 acres, more or less)	16-15-42	\$6,696.56	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 3 miles south of Lewellen, NE.

Improvements to be sold include: 480 rods of fence. Total Value: \$3,300.00

The approximately 335 rods of electric cross fence are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

36	All (640 acres, more or less)	16-19-43	\$6,400.00	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 2 1/2 miles south and 3 miles west of Rackett, NE.

Improvements to be sold include: 465 rods of fence, 2 stockwells and bottomless tank. Total Value: \$3,600.00

The livestock well equipment (including mill, tower, storage tank and steel tank), portable solar submersible pump and panels and all electric fence are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: No grazing shall be permitted prior to April 1, 2014, on the pasture acres located on this Lease and See Below.

37	All except 6.06 acres of County Road along East boundary (633.94 acres, more or less)	36-19-43	\$6,881.28	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 5 1/2 miles south of Rackett, NE.

Improvements to be sold include: 960 rods of fence, stockwell and bottomless tank. Total Value: \$7,175.00

The solar pump, panels, wiring, pipe and batteries are to be considered personal property and are subject to removal by the previous lessee.

41	All (640 acres, more or less)	36-22-43	\$6,373.10	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 14 miles south and 8 miles east of Lakeside, NE.

Improvements to be sold include: 320 rods of fence, interior well parts, 2 mills, 2 towers and 2 bottomless tanks. Total Value: \$5,700.00

The interior fence (mostly down) is to be considered personal property and is subject to removal by the previous lessee.

The 2 stockwells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: See Below.

49	All except 4 acres of County Road along South boundary (636 acres, more or less)	16-18-44	\$7,507.50	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 2 miles west and 8 miles north of Oshkosh, NE.

Improvements to be sold include: 640 rods of fence, stockwell and bottomless tank. Total Value: \$4,875.00

The 360 rods of fence (mostly down), solar panels, batteries and solar powered pump and corral panels at the well site are to be considered personal property and are subject to removal by the previous lessee.

64a	NE4 (160 acres, more or less)	16-18-45	\$2,311.06	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 6 miles east and 1 mile north of Lisco, NE.

Improvements to be sold include: 640 rods of fence and stockwell. Total Value: \$5,050.00

The submersible pump, pipe, wire and fittings, 2 mobile homes, garage, underground house, barn, corrals, lot fence and all other outbuildings are to be considered personal property and are subject to removal by the previous lessee.

64b	SE4 (160 acres, more or less)	16-18-45	\$22,955.00	December 31, 2021
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Predominant Land Use: Irrigated and dryland cropland

This tract is located 6 miles east and 1 mile north of Lisco, NE.

Improvements and crops to be sold include: Irrigation pump equipment, including head, column and bowls, 65 acres of pivot irrigated wheat and 27.25 acres of chemical spraying of wheat stubble. Total Value: \$16,605.00

The irrigation motor and panel, center pivot sprinkler system including discharge tube, chemigation valve and flow meter and fertilizer tank are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well and buried electrical powerline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

64c	SW4 (160 acres, more or less)	16-18-45	\$20,566.00	December 31, 2021
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Predominant Land Use: Irrigated and dryland cropland

This tract is located 6 miles east and 1 mile north of Lisco, NE.

Improvements and crops to be sold include: Irrigation pumping equipment including head, column and bowls, 65 acres of pivot irrigated wheat and 28.45 acres of chemical spraying of wheat stubble. Total Value: \$16,605.00

The irrigation motor and panel, center pivot sprinkler system including discharge tube, chemigation valve and flow meter and fertilizer tank are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well and buried electrical powerline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

72	All (640 acres, more or less)	36-23-45	\$6,763.82	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 2 miles west and 8 miles south of Lakeside, NE.

Improvements to be sold include: 375 rods of fence, stockwell, mill, steel tower and bottomless tank. Total Value: \$6,050.00

STIPULATION: See Below.

82	All (640 acres, more or less)	36-19-46	\$15,735.96	December 31, 2019
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Predominant Land Use: Dryland cropland and grassland

This tract is located 2 miles east and 4 miles north of Lisco, NE.

Improvements to be sold include: 615 rods of fence and 239.1 acres of chemical spraying of wheat stubble. Total Value: \$7,850.00

The lessee elects to harvest 347.8 acres of fall-seeded wheat.

85	All (647.58 acres, more or less)	16-21-46	\$5,710.04	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 18 miles south and 4 miles west of Antioch, NE.

Improvements to be sold include: 640 rods of fence, stockwell, mill and steel tower. Total Value: \$5,375.00

The 2 stock tanks are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

STIPULATION: (applicable to Tracts #12, 36, 41, 72 and 85): The Board may terminate this Lease prior to its scheduled expiration date by 1) giving at least nine (9) months notice of termination to the Lessee, or 2) giving written notice of termination to the Lessee stating that the lease shall terminate on December 31st of the current year. In the event of such early termination, any bonus paid for this Lease will be partially refunded. The unused percentage of the original lease term shall be multiplied by the bonus previously paid to determine the refund amount.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2014 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2014 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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